



**SEATTLE CITY COUNCIL  
PLANNING, LAND USE, AND SUSTAINABILITY COMMITTEE\***

**AGENDA – SPECIAL MEETING  
Wednesday, October 30, 2013  
3:00 p.m.**

**PUBLIC HEARING**

**Members:** Richard Conlin, Chair  
Tim Burgess, Vice-Chair  
Mike O'Brien, Member  
Sally J. Clark, Alternate

**Staff:** Sara Nelson, Legislative Assistant  
Elaine Ko, Legislative Assistant  
Phyllis Shulman, Legislative Assistant

**E-mail:** [richard.conlin@seattle.gov](mailto:richard.conlin@seattle.gov)

**Location:** Council Chamber, City Hall  
600 Fourth Avenue  
Seattle, WA 98104

**Committee Chair Telephone:** 206-684-8805

**Council Meeting Listen Line:** 206-684-8566

**Homepage:** <http://www.seattle.gov/council/conlin>

\*This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

**A. Call to Order**

**B. Items of Business**

1. [C.B. 117898](#) [Ord. 124269](#) **Relating to land use and zoning; extending by six months the effect of interim development regulations to prohibit incompatible buildings on undersized single- family-zoned lots; and declaring an emergency requiring a three-fourths vote of the City Council so that the ordinance may take effect immediately.**

PUBLIC HEARING (15 minutes)

*Presenter: Ketil Freeman, Council Central Staff*

**Video Archive:** <http://www.seattlechannel.org/videos/watchVideos.asp?program=plus>



The Council's Chambers and offices are physically accessible; translation services provided on request.  
Call 206-684-8888 (TDD: 206-233-0025) for further information.



2. [C.B. 117901](#) [Ord. 124270](#) **Relating to land use and zoning; amending Section 23.47A.013 of the Seattle Municipal Code to implement minimum floor area ratio requirements for lots with pedestrian designations in Neighborhood Commercial zones within Urban Centers, Urban Villages, and the Station Area Overlay District; and declaring an emergency requiring a three-fourths vote of the City Council so that the ordinance may take effect immediately.**

PUBLIC HEARING (30 minutes)

*Presenters: Brennon Staley, Department of Planning and Development; Lish Whitson, Council Central Staff*

3. [C.F. 311081](#) **Application of Katy Chaney to prepare a new Major Institution Master Plan for the Virginia Mason Medical Center campus, located at 1100 9th Avenue (Project No. 3011669, Type IV).**

BRIEFING AND DISCUSSION (30 minutes)

*Presenter: Eric McConaghy, Council Central Staff*

*Supporting Documents:*

- a. [Council Central Staff Memo](#)
- b. [Hearing Examiner Recommended Housing Replacement Conditions](#)
- c. [MIMP Housing Condition Tabulation](#)

### **C. Public Comment**

*Item 3, [C.F. 311081](#), is Quasi-Judicial and City Council Rules prohibit public comment on proposals subject to quasi-judicial proceedings.*

### **D. Adjournment**

## **NOTICE OF CITY COUNCIL PUBLIC HEARING ON EXTENDING INTERIM DEVELOPMENT REGULATIONS TO PROHIBIT INCOMPATIBLE BUILDINGS ON UNDERSIZED SINGLE- FAMILY- ZONED LOTS.**

On September 9, 2013, the Seattle City Council passed an ordinance that extended interim development regulations that prohibit incompatible single family development on undersized lots in single family zones (Ordinance No. 124269.) These interim regulations took effect on September 16, 2013 and expire on March 20, 2014. These regulations were originally established by Ordinance 123978. The extension of these interim development regulations are authorized by R.C.W 36.70A.390.

The Council will take public testimony at the public hearing only on the extension of the interim regulations in Ordinance No. 124269. There will be additional opportunities for public comment and a public hearing in the future before any permanent development regulations are considered by the Council.

## **PUBLIC HEARING**

The City Council's Planning, Land Use and Sustainability Committee will hold a public hearing to take comments on the proposal on **Wednesday, October 30th at 3:00 p.m.** The hearing will be held in the:

**City Council Chambers  
2nd floor, Seattle City Hall  
600 Fourth Avenue**

The meeting begins at 3:00 p.m. For more information on the time of the hearing, please check the Committee agenda a few days prior to the meeting at [www.seattle.gov/council/com\\_assign.htm](http://www.seattle.gov/council/com_assign.htm). The entrances to City Hall are located on the west side of Fifth Avenue and the east side of Fourth Avenue, between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing.

Questions concerning the public hearing may be directed to Sara Nelson in the offices of Councilmember Richard Conlin, at 684-8805 or via e-mail at [sara.nelson@seattle.gov](mailto:sara.nelson@seattle.gov). Print and communications access is provided on prior request. Please contact Sara Nelson at 684-8805 as soon as possible to request accommodations for a disability.

## **WRITTEN COMMENTS:**

For those unable to attend the public hearing, written comments may be sent to:

**Councilmember Richard Conlin  
Legislative Department  
600 Fourth Avenue, Floor 2  
PO Box 34025  
Seattle, WA 98124-4025  
or by email to [richard.conlin@seattle.gov](mailto:richard.conlin@seattle.gov)**

Written comments should be received by Tuesday, October 29th at 5 p.m.

## **INFORMATION AVAILABLE**

Copies of the proposal may be obtained from the City Clerk website at <http://clerk.ci.seattle.wa.us/~public/CBOR1.htm>. Please reference Ordinance No. 124269.

Questions regarding the ordinance or requests for electronic copies may be directed to Andy McKim of DPD at (206) 684-8737 or via email at [brennon.staley@seattle.gov](mailto:brennon.staley@seattle.gov), or Ketil Freeman of the Council Central Staff at (206) 684-8178 or via email at [ketil.freeman@seattle.gov](mailto:ketil.freeman@seattle.gov).

**NOTICE OF CITY COUNCIL PUBLIC HEARING ON INTERIM DEVELOPMENT REGULATIONS  
RELATED TO MINIMUM FLOOR AREA REQUIREMENTS FOR LOTS WITH PEDESTRIAN  
DESIGNATIONS IN NEIGHBORHOOD COMMERCIAL ZONES WITHIN URBAN CENTERS, URBAN  
VILLAGES AND THE STATION AREA OVERLAY DISTRICT.**

On September 9, 2013, the Seattle City Council passed an ordinance that established interim minimum floor area ratio requirements for lots with pedestrian designations in Neighborhood Commercial zones within Urban Centers, Urban Villages, and the Station Area Overlay District (Ordinance No. 124270.) These interim regulations took effect on September 16, 2013 and expire on September 16, 2014. The minimum floor area ratio requirements are Growth Management Act interim development regulations authorized by R.C.W 36.70A.390.

The City Council also passed a work program for the Department of Planning and Development (DPD) to prepare analysis and recommendations for development of permanent development regulations to address new low-density, suburban-style development that is not consistent with the neighborhood character envisioned in the Comprehensive Plan.

The Council will take public testimony at the public hearing only on the interim development regulations in Ordinance No. 124270. There will be additional opportunities for public comment and a public hearing in the future before any permanent development regulations are considered by the Council.

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Questions regarding the ordinance or requests for electronic copies may be directed to Lish Whitson of the Council Central Staff at (206) 615-1674 or via email at [lish.whitson@seattle.gov](mailto:lish.whitson@seattle.gov).